

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL SPECIAL MEETING
February 14, 2022**

The Meeting was called to order by Chair Monaco at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

ROLL CALL

Board Members in Attendance:

Allen, J.
Albanese, J.
Cook, J.
Filler, C.
Hindle, J.
John, C.
Monaco, R.
Mueller, A.
Rohrbach, T.
Villa, C.
Hendrickson, N.

Others Present:

Board Attorney Jonathan Drill, Esq., Board Planner Michael Sullivan, Conflict Board Engineer Larry Plevier and Board Secretary Ann Marie Lehberger.

MINUTES

There were no minutes presented for Board approval.

RESOLUTIONS

There were no resolutions presented for Board approval.

PUBLIC HEARING

Readington Commons LLC (The Ridge at Readington)

Appl# PB19-006- B 4 Lots 51 & 52, 458-460 Route 22

Amended Preliminary & Final Major Site Plan - Multi-Family Residential Development

Attorney Bryan Plocker was present on behalf of the Applicant.

The following were present and sworn in for the Applicant:

Michael Pucci, Applicant's engineer

Board Conflict Engineer Larry Plevier and Board Planner Michael Sullivan were also sworn.

Board Planner Michael Sullivan reviewed his memo dated November 5, 2021 explaining that the proposed amendment includes revisions to the planting plan, lighting plan and the relocation of proposed retaining walls on either side of the proposed pool.

Mr. Pucci was accepted by the Board as an expert witness. Mr. Pucci confirmed that that in terms of the lighting, the LED panel will remain the same, but the housing will be changed to provide a more traditional look.

Mr. Pucci noted that the site plan will be updated to accurately reflect the dimensions of the canopy as shown on the architectural plans.

Mr. Pucci stated that a detail for the proposed electric vehicle charging station and two EV parking spaces will be added to the plan.

Board Conflict Engineer Larry Plevier reviewed his memo dated January 6, 2022.

Mr. Pucci agreed to add a lobby floor elevation to the plans to match the proposed Spot grades around the exterior of the building.

Board Member Hendrickson made some comments regarding the proposed landscaping plan. The Applicant agreed to the following:

- Replace Leyland Cypress with Green Giant Arborvitae or a similar species in the pool area.
- Replace the Blue Spruce with a more suitable species for the area as recommended by the Board Planner.
- Phosphorus will only be used in the fertilizer as needed.
- The percentage of organic matter will be revised to not exceed 10%.

Chair Monaco opened the public portion of the meeting for questions of Mr. Pucci. There were no questions.

Chair Monaco opened the public portion of the meeting for comments.

Bruce Fuller, 145 Main Street inquired about the application on James Street. Chair Monaco advised that there will be announcement that the application will not be heard this evening and will be carried to February 28th.

Carl Pennella, certified arborist, 492 US Highway 22 West was sworn and concurred with the recommendations given by Board Member Hendrickson.

Mr. Blocker provided closing comments.

Ms. Filler moved, and Ms. Allen seconded, a motion to approve the application for Readington Commons LLC (The Ridge at Readington) with the conditions as discussed. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen		X	X					
Cook			X					
Filler	X		X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa							X	
Hendrickson							X	

Township of Readington

Appl# PB22-002- B 21.12 Lot 25-17 James Street
Preliminary & Final Major Subdivision -creation of 2 New Lots

Chair Monaco announced that as requested by the Applicant, the Township of Readington application that was scheduled for this evening will not heard. It will be carried to Monday, February 28, 2022, at 7:00 p.m. It was noted that it will be a virtual meeting and the log in information to join the meeting will be on the agenda. No new notice will be provided.

Comprehensive Farmland Preservation Plan

Board Planner Michael Sullivan stated that the Board adopted this plan in November however the SADC (State Agriculture Development Committee) had requested some minor changes to the plan after their review. Mr. Sullivan provided a brief overview of the changes.

Ms. Allen moved, and Ms. Filler seconded, a motion to adopt the Comprehensive Farmland Preservation Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen	X		X					
Cook			X					
Filler		X	X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa							X	
Hendrickson							X	

OTHER BUSINESS

Ordinance Referral- Ordinance - #06-2022

An Ordinance Amending Chapter 148 “Land Development” of the Code of the Township of Readington with Respect to Sidewalk Design Standards

Ms. Filler moved, and Ms. Rohrbach seconded, a motion to advise the Township Committee that the Board finds Ordinance #06-2022 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler	X		X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach		X	X					
Villa							X	
Hendrickson							X	

Ordinance Referral- Ordinance - #07-2022

An Ordinance of The Township of Readington Amending Ordinance # 41-2021 Adopted on December 20, 2021, Amending the Zoning Map and Article IV “District Regulations” of Chapter 148 “Land Development” of the Code of the Township of Readington to Remove Certain Zoning Districts Found at Sections 148-27.10 (MFAH-2) and 148-27.13 (MFAH-5) of the Code And Creating a New Inclusionary Housing Zone also known as the Multi-Family Affordable Housing – 2.5 (MfFAH-2.5) District

Mr. Albanese moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #07-2022 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese	X		X					
Allen			X					
Cook			X					
Filler		X	X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa							X	
Hendrickson							X	

Ms. Filler moved, and Mr. Cook seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 7:50 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary